THIS INSTRUMENT PREPARED BY
LARRY W. SIMMONS, ATTORNEY
SPRINGFIELD, TENNESSEE

BOOK 10892 PG 787

Map 72-05
Par. 45

WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into by and between H & H ROOFING COMPANY, INC., a Tennessee Corporation, hereinafter called the GRANTOR, and STEPHEN B. PETTY, hereinafter called the GRANTEE.

WITNESSETH: That for and in the consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration fully executed, the Grantor has bargained and sold, and by these presents does hereby transfer and convey unto the said Grantee, heirs and assigns, certain real estate located in Davidson County, Tennessee, and described as follows to-wit:

3008 Ambrose Ave.
BEING Lot No. 13, on the Plan of Rothwood Subdivision, Section One, of record in Plat Book 1424, Page 134, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property which was conveyed to H & H Roofing Company, Inc., by Mary C. McWhirter in a deed of record in Deed Book 9577, page 138, RODCT.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining unto the said Grantee, heirs and assigns, forever. The said Grantor covenants with the said Grantee, heirs and assigns: (1) That it is lawfully seized and possessed of said premises; (2) That it has a good and perfect right to make this conveyance; (3) That said premises are unencumbered; and (4) That it will warrant and defend the title in and to said premises against the lawful claims and demands of all persons whomsoever.

This conveyance is subject to restrictions and dedication of easement of record in Book 1877, Page 401, and such easements and setback lines of record in Plat Book 1424, Page 134, said Register's Office.

TX WILLS TAX

IN WITNESS WHEREOF, the Grantor has executed this deed on this 12 day of January, 1998.

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H & H ROOFING COMPANY, INC.

BY: Richard L. Broyles, President
RICHARD L. BROYLES, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared RICHARD L. BROYLES, with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of the H & H ROOFING COMPANY, INC., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Richard L. Broyles as such President.

Witness my hand and official seal at office at Nashville, Davidson Co. Tennessee, on this the 12TH day of January, 1998.

Linda J. Hardt
NOTARY PUBLIC

My commission expires: Jan 14, 1998.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration of this transfer, or value of the property or (1/2) interest in property transferred, whichever is greater, is $24,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale. (GRANTEE ALREADY OWNS 1/2 of this property)

Stephen Petty
AFFIANT

SUBSCRIBED and sworn to before me this 21ST day of April, 1998.

J. Chandler Dep. Reg
NOTARY PUBLIC ~~or REGISTER~~

SEND TAX BILLS TO:
NAME & ADDRESS of NEW OWNER

STEPHEN B. PETTY
604 HUME STREET
NASHVILLE, TN 37208

PICK-UP

98 APR 21 PM 12:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

042744

04/21 0101 03CHECK 86.70

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10892 PG 789

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 21000.00
CON TX 77.70
PRFEE 1.00
WDEED 8.00
TOTAL 86.70
CHECK 86.70

04/21/98 01 12:09 0001 6122

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04274411
IDENTIF. ↑ REFERENCE
98 APR 21 PM 12:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1282257